

JEFF HALL
NEWARK CITY MAYOR

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January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Mr. West:

The City of Newark, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant for Petroleum in the amount of \$200,000. Newark is a city with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize the Union Street Corridor and the Mount Vernon Road/4th Street Corridor, and address the city's challenges by facilitating new investment.

Newark (the City), located approximately 30 miles east of Columbus, was a booming industrial town from the late 1800s through the 1900s. Glass companies, foundries, and stove makers established flourishing businesses, bringing a diverse work force and middle-class life to City residents. Supporting businesses such as bulk oil facilities and gas stations were developed alongside the industrial facilities. Unfortunately, along with this rich industrial history came today's environmental contamination legacy. Vacant and abandoned brownfield sites litter the City, particularly in the Union Street Corridor and Mount Vernon Road/4th Street Corridor areas of the City, which are home to low-income residents. Because of the concentration of brownfields blighting the City's most impoverished, underserved urban neighborhoods in these areas, they were chosen as the target areas for this grant project.

Newark is using its' Comprehensive Plan and Healthy, Green & Growing Initiative to guide their brownfields redevelopment approach. The Comprehensive Plan objectives echo community needs identified by residents during numerous outreach sessions: improve land use management; upgrade and/or provide necessary infrastructure; promote commercial and industrial redevelopment in ways that provide a fiscal benefit; and create a recreational path system in the North Fork River and Licking River flood plains that will connect nearby neighborhoods, public parks, and schools.

In 2012, the City received, and is currently managing, a \$200,000 EPA Community-wide Hazardous Substances Brownfields Assessment Grant. However, a significant number of the City's brownfields are contaminated by petroleum substances and, as such, are ineligible for funding under the Hazardous Substances Brownfields Assessment Grant. The City will use the Petroleum Brownfields Assessment Grant to assess the brownfields that are ineligible for hazardous substance grant funds. Relative to the targeted communities for this grant project, the City will transition brownfields to mixed-use

opportunities in the Union Street Corridor and the south portion of the Mount Vernon Road/4th Street Corridor to create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community. The City will redevelop brownfields in the north portion of the Mount Vernon Road/4th Street Corridor to multi-unit residential, low-density commercial, or high-tech light industrial that will help eradicate blight and stabilize this residential neighborhood.

Newark has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

Applicant Identification: City of Newark
40 W. Main Street
Newark, Ohio 43055

- a. Dun and Bradstreet (DUNS): 070551965
- b. Funding Requested:
 - (i) Grant type: Assessment
 - (ii) Amount: \$200,000
 - (iii) Contamination: \$200,000 Petroleum
 - (iv) Community-wide
- c. Location: City of Newark, Ohio
- d. Not Applicable - Not a site-specific proposal
- e. Contacts:
 - (i) **Project Director:** Mr. Stuart Moynihan, Economic Development Coordinator
City of Newark Department of Development
40 W. Main Street, Newark, Ohio 43055
Phone: (740) 670-7546, email: smoynihan@newarkohio.net
 - (ii) **Chief Executive:** Mr. Jeff Hall, Mayor
40 W. Main Street, Newark, Ohio 43055
Phone: (740)670-7510, email: jhall@newarkohio.net
- f. Date Submitted: January 22, 2014
- g. Project Period: Three years
- h. Population: 47,573 (U.S. Census Bureau 2010)
- i. Other Considerations: Attached

Sincerely,



Jeff Hall

[illegible]

1.a.iii. The City identified three health and welfare concerns related to brownfields: 1) the concentration of brownfields located near low-income and minority neighborhoods; 2) the number of brownfields near sensitive populations (neighborhoods with a high percentage of children, pregnant women, or elderly); and 3) the number of brownfields along the Raccoon Creek and the Licking River. The City already compiled an inventory of over 20 brownfield sites that are vacant or underutilized and need to be redeveloped. In preparation for this grant application, the City completed an assessment of historical and current property use through a review of historical maps, interviews with community members, and site reconnaissance. The City identified over 60 more potential brownfields (auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) through this assessment. According to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), over 150 leaking UST sites exist within the City. The City has identified priority brownfields within the targeted communities, listed in the following table, on which it will focus Assessment Grant funds. The sites were identified based on known or suspected contamination, proximity to sensitive populations, and high redevelopment opportunity.

Priority Site (Size and proximity to sensitive populations)	Historic Use(s) / Possible or Known Contaminants / Current Condition	Potential Exposure Pathways and Health Effects¹
36 Union Street <i>Approximately 0.5 acres in Union Street Corridor (census tract 7507), adjacent to low-income neighborhood.</i>	Former gas station & auto service, possible USTs / VOCs and PAHs / used car sales, underutilized property.	Inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
Former Gas Station– 175 Main Street <i>Vacant gas station on 0.5 acres in Mt. Vernon Rd./4th Street Corridor (census tract 7590), adjacent to impoverished neighborhood with a large population of children (30%).</i>	Former gas station, existing USTs / VOCs, and PAHs / vacant, blighted structure.	Physical hazards (vacant structure), inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
47 West Main Street <i>0.3 acre in Mt. Vernon Rd./4th St. Corridor (census tract 7590), adjacent to impoverished neighborhood with large population of children (30%).</i>	Gas station as early as 1920s, possible USTs / VOCs and PAHs/ currently parking lot next to vacant structure	Inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
10 Sisal Street <i>1.4 acres in Mt. Vernon Rd./4th St. Corridor (census tract 7519) in low-income neighborhood with large population of children (30%)</i>	Former asphalt plant, destroyed by fire, possible USTs / VOCs and PAHs / vacant, building has been demolished.	Inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
1100 Mount Vernon Road <i>Approx. 0.5 acres in Mount Vernon Rd./4th St. Corridor (census tract 7519), in low-income neighborhood with large population of children (30%).</i>	Former gas station, possible USTs / VOCs and PAHs / vacant since 2005, adjacent commercial property owner wants to purchase and expand their business onto this property.	Physical hazards (vacant, blighted structure), inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
59 South 4th Street <i>Approx. 2,500 ft² on 0.6 acres in Mt. Vernon Rd./4th St. Corridor (census tract 7590), adjacent to impoverished neighborhood with large population of children (30%).</i>	Former auto repair and possible gas station, possible USTs/ VOCs and PAHs/currently parking, underutilized structure.	Inhalation (VOCs) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve damage, liver/kidney damage, cancer
¹ Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.		

1.a.iv. The EPA AirData County Emissions Report for 2011 indicates that the large industrial plants in the City, area landfills, and vehicle traffic on State Route 16 have historically contributed millions of pounds of air pollutants. Now that many of these plants are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways. This represents an environmental justice concern for the City.

Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor communities (Section 1.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below \$35,000) are higher than that those of higher income (26.6%) (*Vital and Health Statistics, Series 10, Number 249, December 2010*). The National Center for Health Statistics report *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010* (May 2012), indicates that the prevalence of asthma is higher for individuals with income below the poverty level (11.2%) than those living with incomes above the poverty level (8.7% for those 100% to less than 200% of the poverty level and 7.3% for those 200% or more of the poverty level). These obesity and asthma statistics demonstrate some of the health disparities between income levels.

1.b. Impacts on Targeted Community

The priority brownfields, located near or in residential neighborhoods, schools, and/or parks within the targeted communities, negatively impact sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Lung and bronchus cancer incidence rates (cases per 100,000 population per year) for the Union Street Corridor and the Mount Vernon Road/4th Street Corridor (≥ 105.6) exceed the rate for the remainder of the City (17.7 to 105.6), Licking County (71.4), the state of Ohio (75.0), and the U.S. (63.9) (*all cancer data from Ohio Cancer Incidence Surveillance System – 2008*). According to the Center for Disease Control, Behavioral Risk Factor Surveillance System (2006), the estimated prevalence of children with reported asthma for Licking County is 14.9%, compared to 13.3% for the State and 9.3% for the nation. The report also indicates that asthma rates for adults earning less than \$25,000 range from 2 to 4 times the rates for those making \$25,000 or more. Asthma prevalence rates for the City of Newark are not available. The Ohio Department of Health (ODH) compiles data for incidence of chronic lower respiratory diseases, formerly known as chronic obstructive pulmonary disease (COPD). According to ODH published data for 2004 – 2006, 7.0% of deaths caused by chronic illnesses in Licking County were attributed to chronic lower respiratory diseases. This is in contrast to the rates for Ohio (4.2%) and the U.S. (4.6%). These numbers demonstrate 1) the breadth of health concerns across Newark's population, and 2) a disproportionate impact from pollution to low-income residents in the City, especially in the targeted communities.

The cumulative impact of brownfields on sensitive populations is exacerbated by lack of nutritious food and health insurance. More than 61% of Newark's students received free or reduced lunches in the 2011-2012 school year (*Ohio Department of Education*). In addition, prior to implementation of the Affordable Care Act, 14.5% of the City's population was uninsured (*2010 American Community Survey, 1-year Estimates*).

Another environmental concern is the migration of contaminants from brownfields to the North Fork River and the Licking River. Migration of contaminants through stormwater and and/or groundwater from the City's brownfields presents a threat to water quality, sediments, and aquatic life. The watersheds are home to numerous flora and fauna, including the endangered Indiana Bat (*US Fish and Wildlife Service, 2010*) and the threatened Fanshell Freshwater Mussel (*US Fish and Wildlife Service, 1990*). Migration of contaminants to the river also presents an exposure risk to residents who use the waterways for fishing and recreation.

1.c. Financial Need

1.c.i Newark's economic success has long been tied to a manufacturing base that has slowly crumbled, triggering a loss of employment opportunities and money available for investment in the community. The City is facing an ever-tightening budget as property values decline and local income tax revenues plummet. Newark needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will spur economic growth, provide impoverished residents with much needed employment opportunities, and increase the City's property and income tax bases.

The City's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished Newark residents. Newark's median household income is approximately 22% lower than the State of Ohio's and 30% lower than Licking County's (*2008-2012 American Community Survey*). Economic statistics from the U.S. Bureau of Economic Analysis (USBEA) illustrate the difficulties for our residents, manufacturing economy, and business community. The USBEA reported an 8.1% decrease in manufacturing employment in Licking County from 2001 to 2007. Since 2007, over 700 manufacturing jobs were lost as Owens Corning Fiberglass dramatically reduced their Newark operations [*Newark Department of Development*]. Simultaneously, other manufacturers and businesses in Newark and Licking County also downsized. At 22.6%, the City's poverty rate is well above that for the U.S., Ohio, and Licking County. The poverty rate in the neighborhoods of the Mount Vernon Road/4th Street Corridor (27%), is more than twice the poverty rate for Licking County. The targeted communities in which the priority brownfields are located (Section 1.a) have the highest number of sensitive populations and highest poverty rates in the County.

Other economic factors further limit Newark's ability to draw on other resources for assessment of brownfields. According to Newark's Finance Manager, these factors include the following:

- Ohio's Local Government Fund contribution has declined over 34% since 2010.
- The elimination of the Ohio Estate Tax erased up to \$800,000 in the City's annual revenues.
- From 2008 to 2012 (2013 year end not yet available), the City experienced a decrease of total general revenues of over 6%.

1.c.ii As manufacturers and support businesses closed, residents in the Union Street Corridor and the Mount Vernon Road/4th Street Corridor targeted communities lost their jobs. Many of these workers lived in the surrounding low-income neighborhoods and without personal vehicles were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In the neighborhoods in the Mount Vernon Road/4th Street Corridor, up to 27.8% of households have no personal vehicle (*2008-2012 American Community Survey 5-Year Estimates*). As factories and supporting businesses shut their doors, vacant, dilapidated sites multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, and vacant housing added to the blight. In one neighborhood in the Mount Vernon Road/4th Street Corridor, over 13% of the housing units are vacant (*2008-2012 American Community Survey 5-Year Estimates*). These vacant properties become a magnet for vandalism, theft, and drug activity, putting a strain on the City's fire and police forces and compromising the safety of neighborhoods.

2. Project Description and Feasibility of Success

2.a. Project Description

2.a.i In 2002, the City convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community. Over 50 volunteers served on steering and outreach committees and more than 500 residents provided their input through public meetings, focus groups, surveys, and interviews to

create the City's Comprehensive Plan. In 2011, the City used this same approach to update its Comprehensive Plan with its Healthy, Green, & Growing initiative to encourage healthier lifestyles, become more fiscally and environmentally sustainable, and promote redevelopment. Newark will use this successful community engagement strategy to implement the Assessment Grant. Newark's targeted approach includes identification of several "Community Corridors" throughout the City. Each corridor consists of one or more key commercial/industrial streets and the residential neighborhood surrounding those streets. The City focuses on improving infrastructure, City services, livability, and economic opportunities in each corridor. The intent of this approach is to create a transformative impact on areas where other funding, such as Community Development Block Grants (CDBG) funds and other City resources are already concentrated. This approach will focus on assessing the unique needs of each corridor, building capacity and stability within the community, and fostering neighborhood involvement and support. The City used this approach to identify the two targeted community corridors for this grant project, the Union Street Corridor and the Mount Vernon Road/4th Street Corridor.

The Union Street Corridor, in which one of the priority sites is located, was formerly a vibrant and diverse commercial and residential area near downtown Newark. This area is now home to vacant, blighted buildings and the resulting underserved residents. The City plans to transform the corridor into a mixed use commercial/retail/residential neighborhood. The priority site, a former gas station, is a key underutilized property located at the gateway to the corridor. The City wants to assess this property so it can be redeveloped into a use such as a dining venue that takes advantage of the property's high-visibility location.

The Mount Vernon Road/4th Street Corridor extends from the south side of downtown Newark to the primarily residential neighborhood to the north. Once a lively neighborhood with single-family homes surrounding the scattered commercial businesses along Mount Vernon Road, this area has fallen into decay. Several gas stations and automobile repair facilities that once operated in this corridor have been closed/abandoned, some with underground storage tanks (USTs) remaining. The City wants to assess these sites as a first step in redeveloping this targeted community into a strong residential neighborhood with operating commercial businesses rather than closed, vacant gas stations and dilapidated buildings. The City intends to assess the 1100 Mount Vernon Road site, a former gas station, so that an adjoining property owner can expand his business (a storage facility) onto the property. The City plans also call for the former asphalt plant property located at 10 Sisal Street to be redeveloped into a high-tech, light industrial facility that will provide jobs for the residents of the surrounding neighborhood.

After a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP). The environmental consultant will design a Phase II ESA conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP/BUSTR Corrective Action Program rules to investigate areas of potential environmental impact. Site Assessment procedures will be instituted to ensure that the community is protected from contaminants during assessment work. Upon receipt of assessment results, the environmental consultant will work with the City, the potential developer, and community partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the site. As appropriate, contaminated sites will be entered into the Ohio Voluntary Action Program (VAP), or Bureau of Underground Storage Tank Regulations (BUSTR) Program. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (Sections 3.a and 3.c). If health threats are identified, the Ohio Environmental Protection Agency (OEPA) and the Licking County

Health Department (LCHD) will be notified (Section 3.b). If needed, the City will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities.

Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment activities. These assessments will support commercial/industrial redevelopments in areas with existing infrastructure, creating local jobs and amenities.

The public will be notified of scheduled assessment activities. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled through the use of engineering controls and specialized work practices. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

Program outputs and outcomes will be regularly entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities.

2.a.ii. The City's Department of Development (DOD), supported by the City's Auditor and other City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The project team will begin by preparing an overall 36-month project budget to ensure the project remains on schedule. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle. The DOD will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; prioritizing sites for assessment; and tracking project progress. The DOD will be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to the EPA, and managing the brownfields information.

The City is on track to use over 50% of the funds from their 2012 EPA Hazardous Substances Assessment Grant by midway through the 3-year cooperative agreement period. To date, four sites have been assessed and Phase II Assessment of a former manufacturing site in the Union Street Corridor is planned for February 2014. The City will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The DOD will host a project "kick-off" meeting with its community partners, including those that are on the project team and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the City will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Priority brownfields in the targeted communities have already been identified (Section 1); therefore, assessments will begin within one month of retaining an environmental consultant.

Site access will be obtained as follows:

- For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners.
- For tax foreclosures, the City will work with the Licking County Auditor's Office obtain site access.

- For lender foreclosures, the City will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the City will use its nuisance abatement authority under the Ohio Revised Code, or work with Ohio EPA to obtain site access.

2.a.iii. The City selected the priority brownfields (Section 1.a.iii) because of their location within the targeted communities, their proximity to sensitive populations, and/or their condition. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The City developed a prioritization ranking system to assist in selecting additional sites for assessment based on the following factors. **First**, sites where available information suggests an imminent threat to public welfare or the environment exists. **Second**, high-opportunity brownfields (Section 1) that will help the City achieve the goals and objectives of the Comprehensive Plan and the Healthy, Green, & Growing initiative. **Third**, brownfields that receive interest for redevelopment or are identified as high community priorities during implementation of the Grant.

2.b. Task Description and Budget Table

Task 1 - Programmatic Costs: The City will provide **in-kind**, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, preparing quarterly reports, and other activities associated with grant functions. The in-kind effort will consist of one hour per week for implementing programmatic activities, equaling an in-kind contribution of up to \$7,500 (150 hours at \$50/hour). The programmatic costs of \$6,000 include \$2,000 for travel to send one staff person to one EPA Brownfields Conference and one other brownfields training opportunity. Outputs include continuing staff training and improved brownfields knowledge.

Task 2 - Community & Stakeholder Outreach: Community outreach costs of \$6,000 are included. This includes contractual costs of \$6,000 for coordinating/conducting community involvement and outreach meetings. Effort beyond \$6,000 will be provided in-kind through additional labor and expenses (i.e. travel and supplies) needed to conduct environmental outreach meetings, draft press releases, update City websites as new information is generated, and other activities to complete the community outreach programs. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 - Site Assessment: Over 80% of the site assessment task budget will be used to conduct Phase II ESAs. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio Voluntary Action Program (VAP) and or Ohio Bureau of Underground Storage Tank Regulations (BUSTR). The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP/BUSTR compliance is required. The City estimates Phase I ESAs will cost \$3,000 to \$7,000, VAP Phase I Property Assessments will cost \$7,000 to \$10,000, and Phase II ESAs will cost \$20,000 to \$60,000. The budget includes contractual costs of \$185,000, based on six Phase I ESAs at an average cost of \$5,000 (\$30,000 total) and five Phase II ESAs at an average cost of \$28,000 (\$140,000 total).

Task 4 - Cleanup and Reuse Planning: The City will conduct cleanup/redevelopment planning in accordance with OEPA or BUSTR programs where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$10,000, based on completing cleanup and reuse plans for two project sites at \$6,500 each.

Petroleum Assessment Grant					
Budget Categories	Task 1: Programmatic Costs	Task 2: Community & Stakeholder Outreach	Task 3: Phase I&II Assessments	Task 4: Cleanup and Reuse Planning	Total
Personnel	\$4,000	\$2,000			\$6,000
Travel	\$2,000				\$2,000
Contractual		\$4,000	\$175,000	\$13,000	\$192,000
TOTALS	\$6,000	\$6,000	\$175,000	\$13,000	\$200,000

2.c Ability to Leverage

The following table identifies local resources that the City will access to support assessment and subsequent cleanup and redevelopment activities.

Source	Resources Leveraged/Role of Resources	Estimated/Anticipated Value	Likelihood
City of Newark	<ol style="list-style-type: none"> 1) staff time for outreach and programmatic activities. 2) Meeting rooms, educational materials, equipment for outreach/workshop events. 3) General Fund for supplemental assessment or re-use planning 4) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and Phase II ESA activities. 	<p>\$7,500 from Staff (150 hrs. at \$50/hr.)</p> <p>\$5,000 (meeting venue/equipment/supplies costs of \$500 per event, for ten events)</p> <p>\$5,000 (equipment/ supplies and staff costs (at \$50/hr.) to aid in site access support.</p>	100%
Environ. Consultant	Assist with documentation/reporting including progress reports, Quality Assurance Project Plan, Health and Safety Plans, administrative meetings.	\$10,000 (100 hrs. at \$100/hr.)	90% in-kind resources requested
Central Ohio Technical College (COTC)	Students to conduct ground surveys to identify and prioritize developable sites.	320 labor-hours (20 students, 16 hours each)	90%-100% participation dependent on students
Heath-Newark-Licking Port Authority	Will provide capital lease financing to assist firms that occupy redeveloped brownfield sites.	Depends on the company and site.	100%

In the past 5 years, the City's redevelopment efforts have helped create public and private investments totaling over \$30 million. Newark has received over \$3 million in environmental or redevelopment grant funds since 2008. These investments have created/retained over 100 jobs.

The following funding sources may be used to supplement grant funds:

- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants
- Ohio Development Services Agency (ODSA) Tax Increment Financing (TIF): Funding for local governments to finance environmental remediation, demolition, and public infrastructure.
- Heath-Newark-Licking County Port Authority: Fixed-rate revenue bonds, off-balance sheet transactions, and conduit revenue bonds.
- OEPA Brownfield RLF: Loans for cleanup/remediation activities.
- OEPA Urban Redevelopment Loan Program: Loans for land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.

In 2012, Newark was one of six communities to be awarded a Brownfield Action Plan Pilot grant from the ODSA (then ODOD). The program, which combines community planning and brownfield redevelopment, provides technical assistance from the ODSA to help awardees develop their action plan. Once the plan is developed, the awardees are provided with \$50,000 to help implement the plan. Through this program, Newark has developed a plan for the Union Street Corridor that includes transforming this area into a mixed-use commercial and residential area with dining and entertainment venues that entice residents and visitors to the urban core.

Newark is currently leveraging a \$2 million Clean Ohio Revitalization Fund (CORF) grant to transform a brownfield on the banks of the Licking River. During the 1980s and 1990s, aluminum was reclaimed from aluminum dross at the Newark Processing Company site, which is located along the Licking River. Aluminum reclamation resulted in large piles of dross covering nearly 20 acres. The Licking River current eroded the bank adjoining the dross piles, causing the dross to enter the river and be transported downstream, and widening the river channel. Initial assessment was conducted using \$300,000 in bankruptcy funds that were awarded to the OEPA. In 2007, using \$2.5 million in OEPA funds, the OEPA and the U.S. Army Corps of Engineers (USACE) partnered to stabilize nearly 1,600 feet of the river bank that directly adjoins this brownfield to prevent more dross from entering the river. In 2011 and 2012, the City used its CORF funds to consolidate the dross material on site, cap the dross, and demolish the remaining building foundations and walls. A No Further Action (NFA) letter was issued by the OEPA in 2013. The City is planning to redevelop the site as public greenspace and may develop a portion of the site as a solar power array.

3) Community Engagement and Partnerships

3.a. Plan for Involving Target Community & Other Stakeholders and Communicating Project Progress: The City of Newark established a culture of community involvement with the development of the Comprehensive Plan and the Healthy, Green & Growing Initiative. Public meetings, focus groups, surveys, and interviews with residents were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and over 60 volunteers served on the steering and outreach committees to incorporate community input into the final Plan and Initiative. The City has used this successful model to incorporate community involvement during its 2012 Assessment Grant project, and will also use this model with a focus on residents in the Union Street Corridor and the Mount Vernon Road/South 4th Street Corridor, during this Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) "kick-off" meeting and initial outreach, 3) on-going education and communication. Newark's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Newark Advocate and This Week - Licking County News. The City will also place advertisements on local radio stations (WCLT-100.3 FM and 1420 AM,

WNKO-101.7 FM, and WHTH-790 AM) and the local Public Access Television Station, to reach residents at every educational level and those without internet service. If the City learns of specific language or disability needs, it will provide the required support.

- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the City's website and Facebook page.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting City Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.
- Providing regular updates on program progress through the City's website, the City's Hot Topics Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Licking County Health Department (LCHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

3.b. Partnerships with Government Agencies

3.b.i The City will rely on long-established relationships with local and state partners to ensure success of the project. Locally, the City will partner with the Licking County Health Department (LCHD). Several LCHD programs, such as air monitoring and environmental nuisance complaints for commercial buildings (e.g. dangerous blight), and environmental health administration relate to the City's Brownfield program. The LCHD has been actively involved in education/notification, testing, and monitoring related to radon, mold, lead poisoning, and groundwater protection. The expertise and experience of the LCHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

Through its successful environmental and brownfield redevelopment programs, the City has established a strong and productive relationship with the OEPA, BUSTR, Ohio Department of Transportation (ODOT), and the Ohio Development Services Agency (ODSA). The City will continue to foster these partnerships with activities associated with the Assessment Grants. The City will also work closely with the OEPA and BUSTR to help ensure appropriate assessment and cleanup activities are conducted at brownfields. This project will be conducted in compliance with OEPA and BUSTR guidance documents and Ohio's Voluntary Action Program and/or BUSTR's Corrective Action Program. The City will work with OEPA and/or BUSTR staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the City and LCHD.

3.b.ii The City will also be supported by the Licking County Engineer's Office and the Licking County Department of Planning and Development (LCDPD) to ensure that sustainable and equitable development goals are met. The LCDPD will support the City's brownfield program by providing guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. The Engineer's Office will offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs.

3.c. Partnerships with Community Organizations: The City identified the following organizations as project partners. The organizations' letters of support are included in Attachment B.

Central Ohio Technical College offers associate degree and certificate programs in business, health, engineering, and public service technologies. COTC will support the Assessment Grant by engaging their students in the site inventory process.

The Works is an interactive museum and learning center in downtown Newark. The Works develops and presents hands-on experiences, focused on local history, industry, and science, for people of all ages. The Works will partner with the City to develop an exhibit that walks people through the brownfield redevelopment process, from initial assessment to end use. The exhibit will feature real-life projects funded with the Assessment Grant as well as the former Newark Processing Site and the solar array being installed there.

Licking County Chamber of Commerce is a long-standing business organization that represents more than 1,000 members in the Newark area. It will help match its growing business members and entrepreneurs with redevelopment opportunities in Newark and will disseminate assessment grant project information to its members.

South Newark Civic Association's mission is to build harmony amongst neighbors through a development of service learning activities and the promotion of volunteering. It will assist the City with educating the community about the brownfield program by distributing and posting information about the project in their newsletters and monthly meetings.

Heath-Newark-Licking County Port Authority was created in 1995 to assume ownership of Newark Air Force Base after its closing. It's mission is management, development, and leadership for county-wide economic development efforts. The Port Authority will identify 1) potential target sites to receive Assessment Grant funding; and, 2) developers/business owners to purchase & redevelop brownfields.

4.0 Project Benefits

4.a. Health and/or Welfare and Environment: The specific health and/or welfare and environment benefits associated with the priority brownfields in the targeted communities are summarized below.

Priority Site	Health and/or Welfare and Environment Benefits
36 Union Street	The soil, groundwater, and/or soil gas will be assessed to identify petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for the adjoining neighborhood. Assessing this property is the first step in redeveloping this underutilized parcel in the Union Street Corridor.
Former Gas Station – 175 West Main Street	The soil, groundwater, and/or soil gas will be assessed to identify petroleum impact to facilitate remedial planning to limit 1) vapor intrusion concerns on-site and for nearby residents, and 2) direct contact exposures. Assessing this former gas station, is the first step in redeveloping this blighted downtown corner.
47 West Main Street	The soil, groundwater, and/or soil gas will be assessed to identify petroleum impact. facilitate remedial planning to limit 1) direct contact exposure, and 2) vapor intrusion on-site and off-site vapor migration concerns for occupants of nearby buildings. Assessing this former gas station property, is the first step in redeveloping this underutilized downtown corner.
10 Sisal Street	The soil, groundwater, and/or soil gas will be assessed to identify petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for the adjoining neighborhood. Assessing this former asphalt plant property is the first step in eliminating a health hazard for the surrounding neighborhood's sensitive population (children).
1100 Mount Vernon Road	The soil, groundwater, and/or soil gas will be assessed to identify petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for sensitive populations (children) in the adjoining low-income neighborhood.
59 South 4 th Street	The soil, groundwater, and/or soil gas will be assessed to petroleum impact to facilitate remedial planning to limit 1) direct contact exposures, and 2) vapor intrusion on-site and off-site vapor migration concerns for the adjacent low-income neighborhood.

The priority sites are located in the targeted communities, the Union Street Corridor and the Mount Vernon Road/4th Street Corridor; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these brownfields present. Cleanup and redevelopment of these sites will greatly reduce current threats to citizens living, working, shopping, learning, and playing in those areas. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The redevelopment of priority brownfields will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality in the Raccoon Creek and the Licking River. This will result in reduction in contaminants, improving aquatic life and allowing for additional fishing and recreational opportunities.

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i. Sustainable development principles including strategic land use planning, where land use is matched to existing infrastructure, and natural resources and greenspace are preserved, are woven into the Comprehensive Plan and the Healthy, Green, & Growing initiative. In 2012, the City completed the Church Street Bike Trail Connector with the help of a Clean Ohio Trail Fund grant. This two-mile bike facility connects the TJ Evans Trail on the west side of Newark with the Panhandle Trail on the east side of Newark.

The current financial condition of the City makes it nearly impossible to capitalize new infrastructure; therefore, the City has decided that grant funds and other redevelopment incentives will only be provided to projects located on sites where infrastructure necessary to support the project already exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment in this manner, the City will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The City also will use Assessment Grant funds and other brownfield incentives as “carrots” to encourage the incorporation of sustainable and “green” redevelopment components, such as innovative stormwater management techniques (rain gardens, bioswales, etc.), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. The City uses these sustainable and “green” practices in its own operations. In 2012, the City had an energy analysis conducted on the City Hall building. Based on the results of the analysis, the City made adjustments to the buildings HVAC system, increasing the system’s efficiency. In 2011, the City used \$143,000 in CDBG funds to construct a bio-digester at the City’s wastewater treatment plant. Some of the methane produced by the bio-digester is used to supply power to the wastewater treatment plant and the remainder is sold to other end users.

The City will encourage/require the use of green site investigation methods (e.g., in-site data loggers, direct-push drilling, solar powered equipment and charging systems) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields assessment, cleanup, and redevelopment. If demolition is necessary, the City will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling/reuse of demolition debris. The City will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable development approaches will help the City reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

4.b.ii. A major focus of the City’s Comprehensive Plan is to create a vibrant and diverse community by supporting the City’s neighborhoods, increasing economic competitiveness, and improving employment opportunities. This focus matches the Livability Principles and Equitable Development practices and the City recently demonstrated their dedication to this focus through the Former Quality Chemicals site revitalization. From 2009 to 2011, the City managed a nearly \$120,000 Clean Ohio Assistance Fund (COAF) grant to conduct a Phase II ESA at this former chemical processing facility. The site was bordered on the south by a dry cleaning facility and the north by a corrugated cardboard production facility. The owners of the cardboard plant plan to purchase the site to expand their operations and remain in Newark. This project is critically important for the City because the plant employs over 200 people while being the most landlocked and oldest plant in its parent-company’s network. The City is currently working in cooperation with the owner of the cardboard production plant, the property owner of the Former Quality Chemicals site, and the lender to proceed with site’s remediation and redevelopment.

4.c. Economic and/or Non-Economic Benefits:

4.c.i. Each successful redevelopment will have the following positive economic impacts:

- Removal and/or redevelopment of the abandoned commercial and industrial sites located within the target communities will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the City's protective forces (police and fire) caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will recruit young professionals to work and live in Newark.
- With new job opportunities, Newark's residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases.

Relative to the targeted communities for this grant project, transitioning brownfields to mixed-use opportunities in the Union Street Corridor and the south portion of the Mount Vernon Road/4th Street Corridor will create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community. Redeveloping brownfields in the north portion of the Mount Vernon Road/4th Street Corridor to multi-unit residential, low-density commercial, or high-tech light industrial will help eradicate blight and stabilize this residential neighborhood.

The Comprehensive Plan and the Healthy, Green & Growing Initiative call for improving connectivity among the City's neighborhoods and downtown area by improving streetscapes, bike paths, and greenspace. The City and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which are established grant goals.

4.c.ii. Currently, there is no EPA Environmental Workforce Development/Job Training program in the Newark area. Through the City's partnership with Central Ohio Technical College, students will be exposed to opportunities in brownfields assessment, cleanup, and/or redevelopment. The City will also make community members will be made aware of employment opportunities in the brownfields redevelopment projects during the community meetings and the Brownfields workshop.

5.0 Programmatic Capability and Past Performance

5.a Programmatic Capability The City's staff has successfully managed an EPA Assessment Grant, as well as numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place.

The City will retain highly competent environmental consultant(s) to conduct the environmental assessments and assist with project tracking. The environmental consultant(s) will be retained using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36). The selected consultant(s) will be experienced in all aspects of EPA Assessment Grant management and have extensive experience with, and understanding of, the Ohio VAP and BUSTR.

The City's project team for this project is an experienced, dedicated team, all of whom have been working together on the 2012 EPA Assessment Grant. The experience and qualifications of key project team members are below.

Mr. Stuart Moynihan will serve as Project Director. Mr. Moynihan has been the Economic Development Coordinator for the City since 2010. He has managed several grant projects including the City's 2012 EPA Assessment Grant, Clean Ohio grants, and several community grants. Mr. Moynihan has eight years' public and non-profit sector professional experience in community development, historic preservation, legislative services, and community planning. Mr. Moynihan will be responsible for handling day-to-day activities associated with implementing the project Work Plan.

Mr. Mark Mauter, Director of Development will help coordinate the grant. Mr. Mauter can immediately step in as project director, if needed. He has been the Director of Development since 2012 and has over 25 years of experience as the owner and president of a residential construction firm. He has been actively involved in the management of the City's 2012 EPA Assessment Grant, Clean Ohio grants, and the City's CDBG grant. He is currently the lead City staff member for all grant distributions and reviews all quarterly reports submitted by the City for these grants.

In the unlikely event of staff turnover, the depth of the staff on the City's project team will allow for a seamless transition to other experienced members. Should Mr. Moynihan become unable to serve as Project Director, Mr. Mauter can immediately step in as Project Director.

5.b. Adverse Audits: The City has had no adverse audit findings with management of the EPA Brownfield grants or any other grants. Newark has significant budget controls and processes in place to manage all municipal funding streams, which total over \$104 Million.

5.c. Past Performance and Accomplishments: In 2012, the City received, and is currently managing, a \$200,000 EPA Community-wide Hazardous Substances Brownfields Assessment Grant and has successfully assessed four sites so far using grant funds. However, a significant number of the City's brownfields are contaminated by petroleum substances and, as such, are ineligible for funding under the Hazardous Substances Brownfields Assessment Grant. The City needs additional assistance in the form of a Petroleum Brownfields Assessment Grant to assess the brownfields that are ineligible for hazardous substance grant funds. The City is on track to use over 50% of the funds from the 2012 grant by midway through the 3-year cooperative agreement period, which started on October 1, 2012 and is scheduled to end on September 30, 2015. Approximately \$160,000 remains in the current grant fund. To date, four sites have been assessed and Phase II Assessment of a former manufacturing site in the Union Street Corridor, expected to consume approximately \$62,000, is planned for February 2014. The City has complied with the project Work Plan and all grant requirements; and completed project reporting, including quarterly progress reports, and entering property profiles and assessment grant outputs in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database in a timely manner.

Newark also has extensive experience managing other federal and non-federal assistance agreements. The City recently managed over \$3 million in CDBG grants for multiple existing economic development projects, over \$3 million in HUD Lead Hazard Control Grants, and over \$200,000 in ODOT grants.

ATTACHMENT A

Threshold Documentation

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

Applicant Eligibility

The City of Newark is a general purpose unit of local government in the State of Ohio and was not awarded an Assessment Grant from EPA in Fiscal Year 2013.

Letter from State Environmental Authority

A letter from the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) are attached.

Community Involvement

The City of Newark established a culture of community involvement with the development of the Comprehensive Plan and the Healthy, Green & Growing Initiative. Public meetings, focus groups, surveys, and interviews with residents were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and over 60 volunteers served on the steering and outreach committees to incorporate community input into the final Plan and Initiative. The City has used this successful model to incorporate community involvement during its 2012 Assessment Grant project, and will also use this model with a focus on residents in the Union Street Corridor and the Mount Vernon Road/South 4th Street Corridor, during this Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: 1) notification of Grant award, 2) "kick-off" meeting and initial outreach, 3) on-going education and communication. Newark's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Newark Advocate and This Week - Licking County News. The City will also place advertisements on local radio stations (WCLT-100.3 FM and 1420 AM, WNKO-101.7 FM, and WTHH-790 AM) and the local Public Access Television Station, to reach residents at every educational level and those without internet service. If the City learns of specific language or disability needs, it will provide the required support.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the City's website and Facebook page.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting City Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the

progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

- Providing regular updates on program progress through the City's website, the City's Hot Topics Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Licking County Health Department (LCHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

ATTACHMENT B

Letter from State Authority



**Department
of Commerce**

Division of State Fire Marshal
John R. Kasich, Governor
David Goodman, Director

January 7, 2014

Ms. Linda Mangrum
U.S. EPA Brownfield Contact, Region 5
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: Letter of Support/Commitment for the City of Newark's U.S. EPA Brownfield
Petroleum Assessment Grant Proposal

Dear Ms. Mangrum:

This letter acknowledges that the City of Newark notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) the City of Newark's grant request to U.S. EPA for up to \$200,000 to provide assessment for a community-wide brownfield assessment for petroleum waste. This grant, along with the FY2012 Assessment Grant for hazardous substances will support the City's progress toward vibrant communities and a healthier natural environment.

This grant will support a redevelopment project in the City of Newark. Once an industrial town, the community is struggling with brownfields that are the results of closed manufacturing facilities. Over 100 gasoline stations, auto repair facilities and underground storage tank sites and many of these facilities are no longer operating and need to be assessed before they can be redeveloped. Several of these facilities are in the City's union Street Corridor, which the City has targeted for revitalization. The completion of the inventory, assessment, and subsequent environmental work will benefit the future citizens/workers by providing a healthier work environment. Sites that are being considered are a former hospital, various vacant and former gas stations, properties along the Cuyahoga River Corridor and areas surrounding former rubber plant.

The City will use the Assessment Grant to build upon its existing economic development programs, helping incentivize redevelopment of vacant brownfield sites near residential and downtown communities; preserve our valuable urban green spaces and encourage development of a sustainable community to match its creation of a new sustainable economy.

Page 2
January 7, 2014
U.S. EPA, Region 5

I am pleased to offer BUSTR's support for the City of Newark Brownfield Petroleum Assessment Grant proposal. We look forward to working with the City of Newark and the U.S.EPA on this project.

Sincerely,



Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Stuart Moynihan, Economic Development Coordinator, City of Newark

ATTACHMENT C

Letters of ‘Support from Community-Based Organizations

January 17, 2014

Mr. Stuart Moynihan
Economic Development Coordinator
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Stuart:

The Downtown Newark Association is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

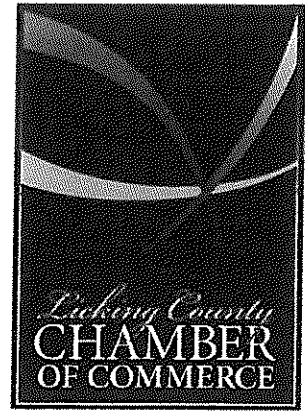
The Downtown Newark Association was organized in May 2007 and we now have over 50 members, which include business owners, city government officials, media, entertainment, and business and non-profit organizations. Our goal is to improve and promote downtown Newark and we sponsor and participate in many downtown events.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We will also provide the community updates about the brownfields program in our monthly newsletter, *What's NEWark?* We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Max C. Sutton". The signature is fluid and cursive, with the first name "Max" being the most prominent part.

Max C. Sutton
President, Downtown Newark Association



January 15, 2014

Mr. Stuart Moynihan
Economic Development Coordinator
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Stuart:

The Licking County Chamber of Commerce is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Licking County Chamber of Commerce is one of the oldest business organizations in the state and the third-largest business organization in Central Ohio. We provide a variety of services to our 1000-plus members. Our mission is to support our member businesses and advance the economic well-being of the Licking County Community. Our members, Board of Directors, and strong relationships with our local, State, and Federal leadership provide our team the power and credibility to make calls and connect people. We work hard to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

A handwritten signature in cursive script, reading "Cheri Hottinger".

Cheri L. Hottinger
President & CEO



January 16, 2014

Mr. Stuart Moynihan
Economic Development Coordinator
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

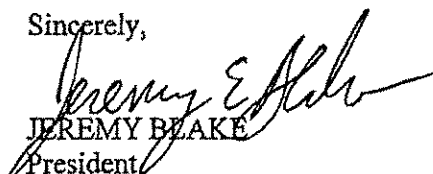
Dear Mr. Moynihan

The South Newark Civic Association is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the South Newark Civic Association is to increase fellowship and collective awareness of issues in the neighborhoods south of Main Street. Our mission is to build harmony amongst neighbors through a development of service learning activities and the promotion of volunteering.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project in our newsletters and our monthly meetings.

Sincerely,


JEREMY BLAKE
President



attheworks.org

January 10, 2014

Mr. Stuart Moynihan
Economic Development Coordinator
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Stuart:

On behalf of The Works: Ohio Center for History Art & Technology, I am pleased to provide this letter in support of Newark's U.S. EPA Brownfields Assessment Grant application. This project will address important issues of economic development, health and environment in the City. This project is also a great learning opportunity for our educational community.

The Works Museum, a Smithsonian Affiliate Museum is an interactive learning center where people of all ages experience hands-on, interactive learning and develop an appreciation for history, art, technology, and science. More than 60,000 visitors come annually from across the United States to enjoy our hands-on educational facility.

During the course of the Assessment Grant project, The Works will partner with the City of Newark to create a hands-on activities for students and educators that showcases the brownfields redevelopment process.

Sincerely,

Marcia W. Downes
Director

ATTACHMENT D

Leveraged Funds

CENTRAL OHIO TECHNICAL COLLEGE

Office of the President
Bonnie L. Coe, Ph.D.

January 17, 2014

Mr. Stuart Moynihan
Economic Development Coordinator
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Stuart:

As president of Central Ohio Technical College (COTC), I am pleased to provide this letter in support of the USEPA Brownfields Assessment Grant application for the City of Newark. This project will address important issues of economic development, health and environment in the City.

COTC is recognized for its efforts to implement a model of civic responsibility and service learning, thus demonstrating its ability to recognize and meet community-identified needs. Throughout our history, COTC has understood its role in the local community; we continue to work in collaboration with countless organizations and individuals for the betterment of the community.

COTC has enjoyed a long and productive relationship with civic, business and governmental leaders in Licking County and specifically with the Newark City Economic Development Office. During the course of the Assessment Grant, the College will provide faculty, students and staff the opportunity to participate in conducting ground surveys throughout the community to help identify and prioritize brownfields and other support as needed (community and health surveys, etc.). The benefits of conducting the ground surveys are two-fold: 1) we will provide an important in-kind service to the City, and 2) our students will gain valuable work experience while learning more about their temporary community and contributing to its improvement.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Newark residents, making our City economically strong and environmentally safe.

Sincerely,



Bonnie L. Coe, PhD
President



January 16, 2014

Mr. Stuart Moynihan
City of Newark
40 West Main Street
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

Dear Stuart:

On behalf of the Heath-Newark-Licking County Port Authority, it is my pleasure to provide this letter in support of the City of Newark's U.S. EPA Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Port Authority will continue to support the City of Newark in its efforts. The Port Authority, created in 1995 to take ownership of the Newark AFB upon closing, has a three-fold mission of management, development, and leadership for county-wide economic development efforts. Newark is an important part of our mission.

Our staff and Board of Directors enjoys strong relationships with our local, state, and federal leadership and can assist in convening greater awareness and connectivity among a "caucus" of public officials. We can provide capital lease financing to further support redevelopment of sites in the City. We will assist in informing potential developers as well.

We support the City's efforts to redevelop brownfields to support growth. Like many similarly-sized cities around Ohio, Newark is challenged by a lack of greenfield sites within its borders. However, unlike many of its counterparts among the top 20 largest cities in Ohio, Newark has tremendous potential to take advantage of continually-improving economic development infrastructure.

Sincerely,

RICK PLATT
President and CEO

ATTACHMENT E

Special Considerations Checklist

Appendix 3 Other Factors Checklist

Name of Applicant: City of Newark, Ohio

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	